

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 901 / 907 South Ann Street		

TO

Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: September 13, 2012

REQUEST

The Department of Planning has received Soyeong Chun's Board of Municipal and Zoning Appeals (BMZA) application to continue to use the premises as a restaurant and add accessory outdoor table service: 5 tables and 20 seats. We understand that this appeal is scheduled for hearing on September 18, 2012.

SITE

901 / 907 South Ann Street is located on the southeast corner of the intersection with Fell Street. This triangular property measures approximately 107'8" along Ann Street by 83'6" along Fell Street by 68' and is currently improved with a one-story commercial building covering the entire lot. This site is zoned B-2-2 and is located within the Fells Point Waterfront Urban Renewal Plan area and the Fells Point Historic District. The property is designated of record as 901 South Ann Street, but there are three bays to the building and this premises is the southernmost bay, known as 907 South Ann Street.

ANALYSIS

Conditional Use: In this zoning district, restaurants – including accessory outdoor table service, are a conditional use, requiring approval by the Board (§6-308). The sidewalk of this landward side of Ann Street is approximately 18' wide, and so can accommodate outdoor seating areas. In addition, Ann Street dead-ends at the water approximately 130' south of this property, so there is no through traffic at this location. While the application indicates that there is sufficient width to accommodate an accessory outdoor table service area, the site sketch included with it is insufficient to establish that the number of tables and seats requested could be placed in front of this property (the portion known as 907 South Ann Street) only.

Urban Renewal Plan: This property is located in the Fells Point Waterfront Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district. The proposed accessory outdoor table service would in fact contribute to enlivening the waterfront in this area.

Historic District: The subject property is located within the Fells Point District, a locally and nationally designated Baltimore City historic district. All exterior changes, including additions, demolitions, and alterations including new signage or awnings are subject to review and approval by the Commission for Historical and Architectural Preservation (CHAP). It is recommended that the applicant contact CHAP to determine the review process applicable to their project.

RECOMMENDATION

The Department of Planning recommends deferral of a complete hearing of this appeal, to allow the applicant time to prepare a more complete, dimensioned sidewalk site plan that demonstrates that the proposed tables and seating could be accommodated without impeding pedestrian passage on the sidewalk and that they would be located only in front of the portion of the premises known as 907 South Ann Street.

TJS/wya/mf

cc: Soyeong Chun, Appellant